

BROKEN ARROW PUBLIC GOLF AUTHORITY MEETING MINUTES
APRIL 27, 2004

The Broken Arrow Public Golf Authority met for their regular meeting at City Hall on Tuesday, April 27, 2004, at 7:30 a.m.

1. Chairman Russell Peterson called the meeting to order at the noted time of 7:30 a.m.
2. Chairman Russell Peterson called for roll:

Present: Melissa Mahan
 Jeffery Scott
 Jack Edwards
 Mike Rampey
 John Herndon
 Matt Brown
 Russell Peterson

Staff Present: Gary Blackford, Acting City Manager
 April Parnell, Assistant City Attorney
 Lynn Blevins, Director of Golf
 Scott Esmond, Director of Parks and Recreation
 Tom Cook, Accountant
 Tom Caldwell, Finance Director

3. Consideration and approval of the minutes of the regular meeting of March 23, 2004.

Motion by Rampey, second by Herndon, to approve the minutes of March 23, 2004.

Aye: Scott, Edwards, Rampey, Herndon, Peterson
Nay: None
Abstain: Mahan, Brown
Motion: Carried

4. Discussion and consideration of items from area Homeowner's Associations.

Mr. Killerlain, Homeowner's Association Representative, commented that on May 4th, depending on clubhouse availability, there will be a homeowners meeting to discuss the bond issue and provide an opportunity for registration. The meeting will begin at 7:00 p.m.

Mr. Killerlain commented that during the January 22, 2004 meeting, a maintenance sub-committee had been established and the Homeowners Association was wondering about the status of that committee. He mentioned that the Homeowners Association would like to have a voice on that committee and participate in the meetings.

Chairman Peterson commented that it is a standing committee that may meet anytime, but wouldn't necessarily meet each month.

Mr. Blevins mentioned that the growing season is beginning and spring is always a catch-up time that can take a couple weeks. Their first concern is getting play areas

caught up and getting the course back in shape. He mentioned that a concern is the ditch off of the #1 t-box. The ditch was drained and the water ran down the street. Several homeowners got angry because of the water in the street, but he was just following the suggestions from the Master Association.

Mr. Killerlain stated that no solution was addressed or suggested by the Homeowners Association for that problem. Mr. Brown commented that it appeared that the Homeowners Association had a solution to every problem that was mentioned when the Golf Authority met with them in January. Mr. Killerlain stated that the Homeowners Association wants long term plans for long term solutions to problems.

Chairman Peterson again mentioned that the committee is standing to address issues that occur, but doesn't meet monthly. He suggested reviewing the course every six months and modifying the punch list. Mr. Edwards commented that solutions aren't going to please every group, and inquired as to which group was being leaned towards. Guest commented that involving an engineering staff would be the best way to handle problems such as water drainage, since the lay-person wouldn't have the best idea on how to handle the issue. Mr. Scott commented that the punch list is simply a list of recommendations, not a list of projects that are promised to be done. Chairman Peterson commented that problems are continually going to arise.

Mr. Killerlain mentioned that the Master Association would like to hold a social event and fund-raiser on a community basis and use the clubhouse parking area as their center location. They would like to possibly hold the event Saturday, August 28th and would like the Golf Authority's support and cooperation for a successful event. In order to put the event together, the Homeowners Association would need the support of the Golf Club, since it would affect golf course traffic. The Master Association hopes this would generate funds to apply towards a priority list of projects. The event would occur in the late afternoon and last three or four hours with activities for adults and children. The Board expressed that since Mr. Blevins had not had a chance to consider this issue there would not be a decision expected at the current time, but rather suggested they could obtain feedback concerning the idea during the next meeting.

Chairman Peterson commented that Saturday's are the busiest days for the Golf Course and, because the event would require blocking off the parking lot for an entire day, suggested the possibility of moving the event to a weekday.

Mr. Blevins mentioned that there are complaints from Shiloh about parking on the street in the back of the driving range in the evenings. He reported that there is an average of four or five cars there every evening.

Chairman Peterson commented that building a parking lot at the back of the course is another long-range project and might be a great project for a future bond issue. Also, other improvements that the Golf Authority desires to make could be added to a wish list for future bond issues. He mentioned that some of the issues are being addressed in the capital budget, but there are some issues that can't be put into a normal budget and will have to be handled through a bond.

Dave McGallen, homeowner, addressed the Authority about golf balls in his yard. He commented that he resides across from hole #1. Because there seems to be more hookers than slicers in the area, he has a problem with golf balls in his yard. He questioned if there is anything that can be done with the alignment of the t-box or any

solutions to help the homeowners. He invited the Golf Authority to his home to inspect the damage to his house. He mentioned that any changes would be greatly appreciated.

Chairman Peterson mentioned that the Golf Course was established before any houses were built and that there is a golf ball fly easement in the paperwork for every home.

Mr. Brown commented that the course was built more like a links style course, but that if the Homeowners Association wanted to raise the money for the trees, it wouldn't be a problem to plant them. He also mentioned that he sympathizes with their concerns regarding this issue.

The Authority discussed other options of handling the problem holes. It was suggested that the Authority look at reconfiguring a few of the problem holes for the next bond issue. The members also discussed obtaining a Golf Course Architect to survey the course and make suggestions.

5. Consideration and possible approval of the preliminary Fiscal Year '05 operating and capital budgets

Chairman Peterson commented that the Golf Authority would vote on the final budget the upcoming month. Caldwell commented that the Golf Authority's budget committee will meet with the finance committee the upcoming month. Then, the preliminary budget would be presented to the Broken Arrow Municipal Authority and the final budget would be presented to City Council in June. John Herndon volunteered to serve as the third member on the budget committee.

Mahan left at the noted time of 8:07 a.m.

In conjunction with the bond campaign and City subsidizing, Peterson commented that many people are against city subsidized recreational facilities, but that one advantage that the Golf course brought to the city is that it facilitated the north side of Broken Arrow, which is expected to become a commercial boom to the city.

Mr. Scott mentioned that he had heard that there's a surplus amount of water in the city. He inquired as to whether or not there's a reason not to discuss getting that water from the City of Broken Arrow, which would decrease the deficit. He inquired as to the potential of addressing that issue with City Council before the budget is approved.

Mr. Blevins commented that other than Battle Creek, there aren't any golf courses directly on City water.

Mr. Blackford commented that the city has access to more water than it currently utilizes. In response to Chairman Peterson, Mr. Esmond commented that Indian Springs is provided water through the City's surplus.

Mr. Blackford commented that he believes it wouldn't do any harm to approach the council with a proposal.

Mr. Caldwell commented that the change would be in perception only and not in the actual budget. It would reduce revenue for Broken Arrow Municipal Authority and reduce expense for the Golf Authority, but there is no effect from a cash standpoint.

The problem is that private golf course owners questioning the city's subsidization of the city course. Peterson commented that Battle Creek is a public golf course so having public support is not unusual.

In response to a question on repaying the bonds, Tom Caldwell commented that there is a 10% penalty August 2005, a 1% penalty August 2006, and a 0% penalty after that. Mr. Blackford commented that Rick Smith indicated that August of 2005 should be the first time that we look at repaying the bonds.

Mr. Blevins mentioned that project 15 under the capital improvements program deals with filling in the ditch on the par 5. He also mentioned that the lower range is not accessible by cart when it rains. Hopefully, a cart path will be created from the clubhouse to the back of the range.

Mr. Scott questioned if the money would be better spent creating a parking lot and a second ball machine instead of a cart path. Mr. Blevins commented that his only concern would be the potential of vandalism at night, but that the funds are not locked into the current projects. Mr. Blevins mentioned that he would be amiable if the Authority desired to first look into the parking lot.

Herndon suggested that the identifiable issues from the Homeowner's Associations be included into the budget projection. Mr. Scott mentioned that the parking lot is an ongoing issue. Mr. Blevins commented that patrons practice on the driving range and parking on the street is a frequent complaint from Shiloh. Mr. Peterson commented that having people park on the street may create a safety hazard and that the finance committee should look at the cost of creating a parking lot.

In regard to the budget and bond money, Mr. Killerlain, Homeowner's Association Representative, questioned when the Homeowner's Association projects would be addressed. Mr. Peterson explained that, if the bond passes, the funds would not be technically the Broken Arrow Public Golf Authority's money and the delegated projects would depend on a joint cooperation with the city.

Motion by Brown, second by Rampey, to accept the preliminary operating capital budget and to present final budget for possible approval during the meeting the following month.

Aye: Scott, Edwards, Rampey, Herndon, Brown, Peterson

Nay: None

Motion: Carried

6. Update and discussion of Bond projects.

Chairman Peterson commented that the bond election would be held two weeks from the current day. The campaign committee had purchased radio ads for approximately \$4,000 and that they have 1,800 signs that the fire fighters are planning to assist with their placement. He commented that he is unaware of any organized paid opposition at the current time and there has been some discussions concerning the proposed convention center, and one individual with concerns regarding the Public Safety items. He anticipates the passage of all, with the exception of possibly the Convention Center and he commented that the Battle Creek homeowners are doing their part to gather voters. In response to members he expressed that the maintenance facility and the

irrigation is on the ballot and will not be able to be projects omitted if there isn't as much funding as expected.

7. Consideration and possible approval of the report from Golf Course Superintendent.

There was no discussion regarding the report as submitted.

Motion by Rampey, second by Herndon, to approve the report from Golf Course Superintendent as submitted.

Aye: Scott, Edwards, Rampey, Herndon, Brown, Peterson
Nay: None
Motion: Carried

8. Consideration and possible approval of the report from Director of Golf.

Mr. Blevins that there are currently several hotels, such as Hampton Inn, Holiday Inn, Best Western and Embassy Suites, that are offering "stay and play packages" and Battle Creek is one of the golf courses they've included. He explained that he has provided them with the card rates and will be billing the hotels directly each month. He presented an example of the Battle Creek ad from the Preview Magazine that has over 100,000 prints that go in all the hotels. He commented that Mrs. Mahan is not currently present, but in the past had shown concern whether or not there was marketing for Battle Creek currently being done. In response to members he commented that the new computer system is working very well with minimal complications and that there have been some adjustments regarding communications with City Hall concerning the server connection, which effects the credit card payment processing. He explained that the four replacement units were taken care of within one day.

Motion by Rampey, second by Scott to approve the report from Director of Golf as submitted.

Aye: Scott, Edwards, Rampey, Herndon, Brown, Peterson
Nay: None
Motion: Carried

In response to member inquiry, Mr. Esmond commented that indication of the payment for the golf system upgrades are in the current packet.

9. Consideration and approval of Financial Statements for March 2004.

Motion by Brown, second by Rampey to approve the Financial Statement for March 2004 as submitted.

Aye: Scott, Edwards, Rampey, Herndon, Brown, Peterson
Nay: None
Motion: Carried

10. Consideration and approval of Claims List for March 2004.

Motion by Herndon, second by Brown to approve the Claims List for March 2004 as submitted.

Aye: Scott, Edwards, Rampey, Herndon, Brown, Peterson
Nay: None
Motion: Carried

11. Other Business

In response to member inquiry, Mr. Blevins commented that there has not been any negative feedback concerning the rate changes implemented April 1st.

In response to member inquiry, Mr. Blackford explained that the upcoming installation of the new water pump system is expected to assist with the water pressure issues in the entire Battle Creek area. He continued by indicating the City anticipates that the new million gallon water tank to be installed next spring, which should eliminate the need for the pump system with the exception of filling the tank itself and the rest will run from gravity fed pressure. He explained that it is a City project and that the church had donated the land.

Mr. Blevins explained that in response to the homeowners the golf carts now have it where several times a notice will now show up on the GPS screen informing players that if their ball hits a house that the player is responsible.

In response to member inquiry, Mr. Blevins commented that the amount of women golfers has not really increased and that there are a few that are homeowners that are regulars. He commented that there are not many women that play out there and that he believes the perception is that the golf course is too hard for them. He stated that he is pleased with the men's golf association is up to about fifty and sixty participating in the events once a month and have started a Tuesday night nine hole league where they pay \$10.00 to play and last week they had 27 players and that there is more and more of that sort of activity.

Chairman Peterson informed those present that the bond watch party is scheduled to be held at Battle Creek to start at approximately 6:30 p.m.

12. Adjournment.

Motion by Rampey, second by Brown to adjourn.

Aye: Scott, Edwards, Rampey, Herndon, Brown, Peterson
Nay: None
Motion: Carried

The meeting adjourned at the noted time of 8:46 a.m.